

COMMITTEE AMENDMENT FORM

DATE: March 13, 2002

COMMITTEE: ZONING

PAGE NUM.(S)

ORDINANCE I. D: 02-O-0111
(Z-01-102)

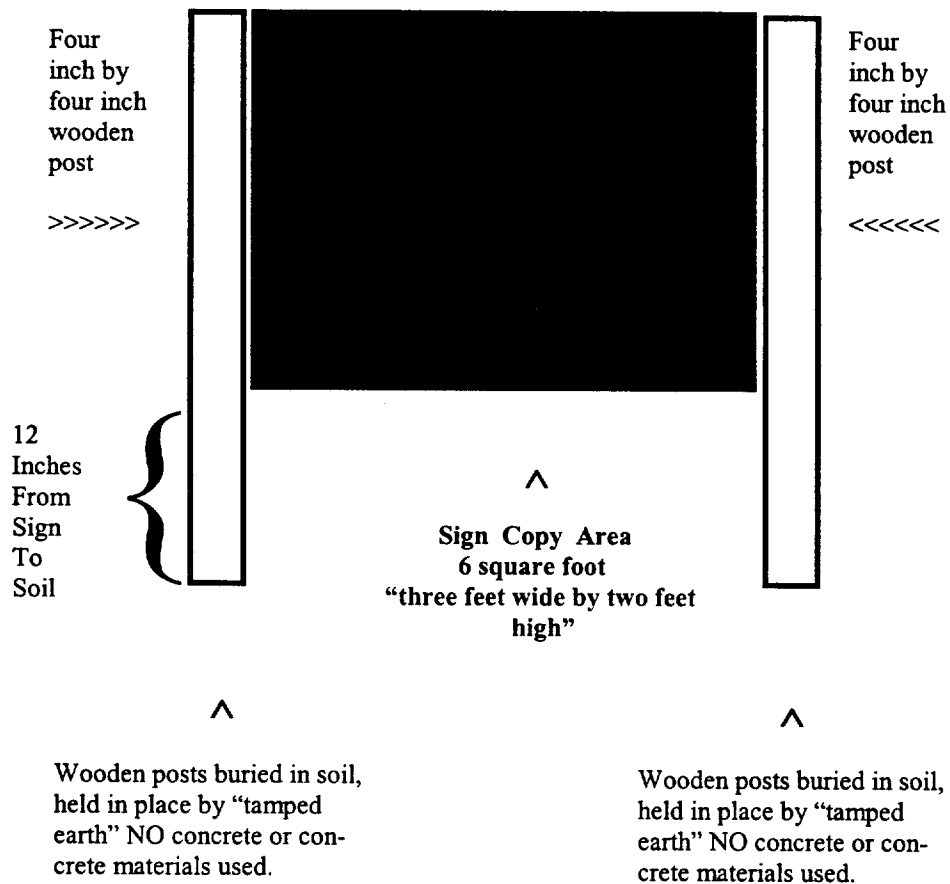
SECTION(S):

RESOLUTION I. D.:

PARA.(S)

The following conditions 1 and 2 be amended by adding conditions 3--6 and exhibit "A":

1. The non-residential use of this property shall be limited to real estate office use only.
2. The residential character of this structure shall be retained. The width of the existing driveway shall not be increased notwithstanding any other City of Atlanta regulations to the contrary.
3. That the wooden posts be four inch by four inch.
4. That there be 12 inches from the sign to the soil.
5. That Wooden posts buried in soil, held in place by "tamped earth" no concrete or concrete materials used.
6. That the "Sign Copy Area" be three feet wide and two feet high. Six square feet of "Sign Copy Area."



Sign Copy Area to be; three feet wide and two feet high
Six square feet of "Sign Copy Area"

EXHIBIT "A"

MADDOX, NIX, BOWMAN & ZOECKLER
A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW
945 BANK STREET

POST OFFICE DRAWER 1017
CONYERS, GEORGIA 30012-1017

TELEPHONE: 770-922-7700
FACSIMILE: 770-922-8038
EMAIL: mnbr@mabefirm.com

ROBERT W. MADDOX
JOHN ANDREW NIX
THOMAS A. BOWMAN
ROBERT L. ZOECKLER
MARVIN J. HARKINS

ATLANTA OFFICE:
170 MITCHELL STREET, S.W.
ATLANTA, GA 30303
404-524-0700

PLEASE REPLY TO
CONYERS OFFICE

13 March 2002

VIA FACSIMILE

Mr. John A. Bell
Assistant Director of Zoning and Planning
City of Atlanta
68 Mitchell Street, S.W., Suite 3350
Atlanta, Georgia 30335

Re: Z-01-02 / 1023 Dill Avenue, S.W.

Dear John:

At the request of Councilmember Boazman, the applicant hereby amends this legislation so as to add the condition that the freestanding sign authorized by the R-LC regulations shall be as depicted on the attached drawing. If you would please present this condition to this legislation at today's zoning committee meeting it would be appreciated. I will attend the meeting in the event that there are any questions regarding this request. Thank you.

Very truly yours,

Robert L. Zoeckler

Robert L. Zoeckler

(RLZ)

RLZ/mbc

cc: James Byrd, Applicant/Owner

FACSIMILE COVER SHEET

MADDOX, NIX, BOWMAN & ZOECKLER

**945 Bank Street
P.O. Drawer 1017
Conyers, Georgia 30012-1017
Telephone: 770-922-7700
Facsimile : 770-922-8038**

FAX NO: 404-658-7491

TO: John A. Bell or Nina Gentry

FROM: Robert L. Zoeckler

DATE: 13 March 2002

Number Of Pages Including Cover Sheet: 2

RE: Z-01-02 / 1023 Dill Avenue, S.W.

MESSAGE: John and Nina: This was requested by Councilmember Boazman and it is agreeable to the applicant. I will drop by the referenced sketch prior to Zoning Commission this morning. Thank you. Bob Z.

PLEASE CALL (770) 922-7700 IF YOU HAVE ANY PROBLEMS

This message contains confidential information intended only for the use of the person named above and may contain communications protected by the attorney-client privilege. If you have received this Telecopy in error, you are hereby notified that any dissemination or copying of the Telecopy is prohibited and you are requested to notify us immediately by telephone and to return the original message to us at the address above.

City Council
Atlanta, Georgia

AN ORDINANCE AS AMENDED
BY: ZONING COMMITTEE

Z-01-102

DATE FILED: 12-11-01

02-0-0111

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1023 Dill Avenue, S.W.** be changed from the **R-4 (Single-Family Residential)** District, to the **R-LC-C (Residential-Limited Commercial-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **120** of the **14th** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

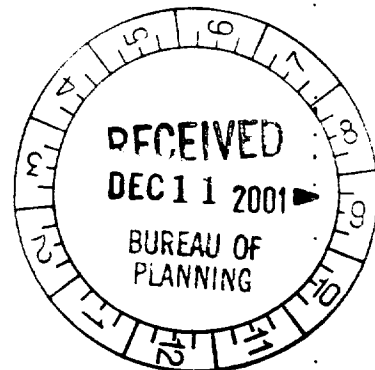
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description :

1023 Dill Avenue, S.W.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 120 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF DILL AVENUE ONE THOUSAND FIFTY (1,050) FEET WEST OF THE INTERSECTION FORMED BY THE NORTH SIDE OF DILL AVENUE AND THE WEST SIDE OF SYLVAN ROAD (ASHBY STREET); RUNNING THENCE WEST ALONG THE NORTH SIDE OF DILL AVENUE, FIFTY (50) FEET TO A POINT; RUNNING THENCE NORTH TWO HUNDRED (200) FEET TO A POINT; RUNNING THENCE EAST FIFTY (50) FEET TO A POINT; RUNNING THENCE SOUTH TWO HUNDRED (200) FEET TO THE NORTH SIDE OF DILL AVENUE AND THE POINT OF BEGINNING, BEING IMPROVED PROPERTY HAVING A HOUSE THEREON KNOWN AS NUMBER 1023 DILL AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN THE CITY OF ATLANTA, GEORGIA.



2-01-02

Conditions for Z-01-102

- 1. The non-residential use of this property shall be limited to real estate office use only.**
- 2. The residential character of this structure shall be retained. The width of the existing driveway shall not be increased notwithstanding any other City of Atlanta regulations to the contrary.**

RCS# 3435
2/04/02
2:35 PM

Atlanta City Council

Regular Session

MULTIPLE

Zoning 1st Reads, Items 1 thru 14

REFER ZRB/ZON

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

02-0-0106 (2-01-95)
02-0-0107 (2-01-98)
02-0-0108 (2-01-99)
02-0-0109 (2-01-100)
02-0-0110 (2-01-101)
02-0-0111 (2-01-102)
02-0-0112 (U-01-54)
02-0-0113 (U-01-56)
02-0-0114 (U-01-57)
02-0-0115 (U-01-58)
02-0-0116 (U-01-59)
02-0-0180
02-0-0181
02-0-0182

Y Smith	Y Archibong	NV Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE